

CONDITIONAL USE PERMIT/VARIANCE

TOWN OF GREENSBORO
PO Box 119, Greensboro, VT 05841
(802) 533-2640 Fax (802) 533-2191
zoning@greensborovt.org

FOR ADMINISTRATIVE USE ONLY

Application Number: 2022-057
Zoning District: Rural Land
Date Application Received: 12/13/2022
Reason for Seeking Conditional Use Permit or Variance: 4.4 Site Plan Review for Commercial Use as a wedding and event venue.
Tax Map Number: 04-00-13
Fee Paid \$: 265 - check # 1080 12.14.2022

Please provide all of the information requested in this application. Failure to provide all required information will delay the processing of this application. Submit the completed application and a check payable to the Town of Greensboro.

Applicant(s):

Name(s): RADDOG RANCH
Mailing Address: 866 Rocking Rock Rd. GREENSBORO, VT 05841
Telephone(s) Home: 802-424-2163 Work: Cell: 631-903-7400
E-Mail: noah@raddogranch.com

Landowner(s) (if different from applicant(s)):

Name(s): DEENA TARLETON
Mailing Address: 866 Rocking Rock Rd. GREENSBORO, VT 05841
Telephone(s) Home: Work: Cell: 303-656-0664
E-Mail: dtarleton@gmail.com

Physical Location of Property (911 address):

866 Rocking Rock Rd. GREENSBORO, VT 05841

Type of Permit:

[X] Conditional Use [] Variance

Other Permits Which May Be Necessary:

[] State Septic Permits - required prior to approval
[] State Potable Water Supply Permits - required prior to approval
[] Curb Cut - requires a separate application - necessary if a new driveway must be installed.
[] Applied (date) [] Not required

Property Description:

Acreage in lot 159 acres

(Please Note: If your property is enrolled in the Current Use Program, your conditional use or variance application may impact your Current Use status. Please verify your status with Vermont Property Valuation and Review, Current Use Program at 802-828-6633).

Feet of Road Frontage

Setbacks: Front (to center of road) Left Side
Right side Rear
Lakeshore Other

Dimensions of Proposed and Existing Buildings:

Existing:

Length _____ No. of Stories _____

Width _____

Height _____

Proposed:

Length _____ No. of Stories _____

Width _____

Height _____

Lakeshore District Properties, please indicate the total habitable floor area of the dwelling: _____

Total Habitable Floor Area is defined in the Greensboro Zoning Ordinances as "The floor area of rooms in a dwelling unit used for bedrooms, living room, dining room, kitchen, and bathroom. Excludes porches and decks."

Existing use and occupancy. (If there are no buildings currently on the property, please write "bare land.") _____

Proposed use and occupancy. (Write whether it will be seasonal or full year. If you decide to change the use of your property later you may need another permit.) _____

Sketch or attach a general plot plan showing the following:

1. Location of property.
2. Location of buildings on property.
3. Location of driveway.
4. Location of water source and septic/waster water system.
5. Names of adjoining landowners.



SEE ATTACHED
DOCUMENTS

Permission to Enter Property & Applicant Certification Signatures

Signing of this application authorizes the Zoning Administrator to enter onto the premises for the purpose of verifying information presented.

The undersigned hereby certifies that the information submitted in this application regarding the above property is true, accurate and complete and that I (we) have full authority to request approval for the proposed use of the property and any proposed structures. I (we) understand that any permit will be issued in reliance of the above representations and will be automatically void if any are untrue or incorrect.

This permit is void if the development under this permit is not begun within one year of the date of approval or if construction is not completed within two years.

Construction may not be started until 15 days from the date of approval on this permit.

Signature of Applicant(s)  Date: 10/30/22
Signature of Landowner(s)  Date: 10/30/22

Note: Failure to develop your property in accordance with your application and any conditions of this permit may result in an enforcement action and may affect your ability to sell or transfer clear title to your property.

Appeal from a decision or act of the Zoning Administrator must be made in writing to the Development Review Board, c/o the Town Clerk's Office at the address shown above, with the appropriate fee, within 15 days of the decision or act. Failure to appeal this decision will mean that all interested persons are bound by this decision and will foreclose these persons from contesting this decision either directly or indirectly in the future. **This permit shall not take effect until the time for such appeal has passed.**

Please note that this is only a local permit and state permits may be needed for your project. Please contact the Permit Specialist at the VT Agency of Natural Resources at (802)751-0130.

FOR ADMINISTRATIVE USE ONLY

{ } Approved { } Denied { } Referred to the Development Review Board

Date 12.14.2022 Signature 
Remarks and/or Conditions: _____

Date of Approval or Denial by Development Review Board: _____

Applicant/Landowner Received a Copy of the Applicable Building Energy Standards: _____ (Date) _____

Applicant/Landowner Did NOT Need to Receive a Copy of the Applicable Building Energy Standards (Due to the fact that the structure will not be heated or cooled): _____ (Date) _____

Site Plan Review

Town of Greensboro

PO Box 119, Greensboro, VT 05841

(802) 533-2640 Fax (802) 533-2191

zoning@greensborovt.org

For Administrative Use Only

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Zoning District Rural Lands

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Fee Paid \$ 265⁰⁰ check # 1080
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E-Mail: dtarleton11@gmail.com

Physical Location of Property (911 Address):

866 Rocking Rock Rd GREENSBORO, VT 05841

Two sets of site plan maps must be submitted. These maps must include all of the following information:

- Name and address of the person or the firm preparing the map, scale of the map, north point, and the date.
- Map of the property showing existing features, including contours, structures, large trees, streets, utility easements, rights-of-way, land use and deed restrictions.
- Site plan showing proposed structure locations and land use areas; driveways, traffic circulation, parking and loading spaces and pedestrian walks; landscaping plans, including site grading, landscape design and screening.


Maps Received by Development Review Board (DRB) on : _____

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FOR ADMINISTRATIVE USE ONLY

() Approved () Denied Referred to Development Review Board

Date 12.14.22 Signature 

Remarks and/or Conditions: _____

Date of Approval or Denial by Development Review Board: _____



Overview

Raddog Ranch was founded in 2018 as a Yak Meat Producer throughout Colorado. The business was formed with the mission of offering local markets the greenest and healthiest red meat on the planet. As the herd grew, so did our need for land and feed. Over our four years in the industry, Colorado has seen a “mega drought” making it very hard for small producers to survive and for ranches to maintain viability.

In 2021 we made the move to Greensboro, Vermont. Our intent was to build an all-inclusive agribusiness yak ranch. We intend to showcase our specialty yak breed and allow people to come to enjoy the ranch and the animals for all types of special occasions. Still a working ranch with 50 acres of fenced pasture, we understand that in order to make a living in agriculture these days we need to offer a multifaceted ranch operation that includes overnight rentals and events.

Our ranch is uniquely designed with a large manor type home, mother-in-law suite, caretaker unit, teepees, and even Wynonna Judds’ tour bus as accommodations for overnight stays. Additionally, we have numerous trails, ponds and our herd of animals to enjoy while visiting.

Raddog Ranch’s specialty and primary focus will be hosting high-end weddings and events. These events will typically be scheduled on Friday, Saturday, and Sundays. We intend to cater to the 100-200 capacity weddings. Our summer wedding operations will start June 15 and go through October 15ish. We intend to limit the number of weddings we host during the summer to 15, but this may be adjusted depending on the grounds and maintenance needs. Smaller weddings will be hosted in the winter time with a max capacity of 75. Our intent is to host no more than 8 weddings per winter.

Ranch Specifics

- The home currently has capacity to sleep 16-24 guests between the main house, mother in law, and caretaker unit. Additionally we intend to add accommodations for 8-14 additional guests with the addition of the Sioux Tipi, and Wynonna Judd Bus.
- There are currently 926 lineal feet of off street parking. Our parking is only intended for guests staying overnight and staff that is working the event. All other guests will be shuttled in from their other accommodations.
- The current lighting consists of spotlights, motion detectors and night lights. We intend to add uplighting throughout the landscaping and add additional pathway lighting. Event coordinators will be responsible for mobile lighting needs and tents lighting. All electrical to tents are provided by quiet generator power.
- There is 1 Sign at the entrance to gate 2. It will be 4x8 in size and incorporate our ranch logo and contact information. The sign will be elevated roughly to head height. Uplighting will be provided by in-ground solar spotlights.
- Tents will be of high quality and aesthetically pleasing. Raddog Ranch will offer high peak wind rated party tents that our guests can rent. We will offer both a 40x60 and a 20x40, but guests are not required to use them.
- All weddings will be produced by licensed contractors and event planners. All permits and requirements will be processed well in advance. We also hope to use only a handful of trustworthy, experienced vendors and planners.

Hours of Operation and Scheduling

Our intent is to allow our event hosts to run their operation until 10pm. This includes music, lights, entertainment, etc. After 11pm we ask for quiet hours. We understand that employees will need to do their clean up and pack out after the event, but music and festivities will end at 11pm. From time to time guests will ask for mid-week venues and the same hours of operation will exist for those events as well.

Short Term Rentals

When we are not hosting events, Raddog Ranch intends to offer guests a chance to stay on the property. As mentioned we plan to add 2 summer seasonal accommodations.

1. Sioux Tee-Pee can host 2-4 guests. It is all off-grid with only solar lights inside. The tee-pee has 1 queen bed and a futon couch. There is also an outdoor fire pit and barbecue grill for guests to enjoy. There is a state of the art composting outhouse toilet facility for restroom needs. This unit is only available for use June 15-Oct 15.
2. 1985 Restored Wynonna Judd Tour Bus. This accommodation is the original "Dreamchaser" purchased in 1985 for Naomi and Wynonna Judd's Grammy Win. There are stories written about this relic and we are fortunate to have the bus on our ranch for guests to use. The bus has accommodations for six. It is also off-grid and runs off a solar panel and composting toilet. There is no kitchen or shower. There is an outdoor fire pit and barbecue grill for guests to enjoy. This unit is only available June 15-Oct 15.

Conclusion

As we have started to immerse ourselves in the community, we understand that buying local and supporting local is huge. Our hope is to thoughtfully operate with our neighbors and local producers in mind. We want to showcase our property as "The Best of Greensboro" and will do everything possible to shed a good light on our community. Our intent is to continue our focus on producing one of the finest meats on the planet and hope that all facets of our vision can provide our guests with one of the most authentic and memorable experiences of their lives.



OVERVIEW AND LOCATION OF BUILDINGS ON PROPERTY



← KEITH PATRICK: ADJOINING LANDOWNER

← JUDD BUS

SIGN →

MAIN HOUSE →

← TENT SITE

← CARETAKER SUITE

← DRIVEWAY

← TENT SITE

← LOUNGE TEEPEE

← SEASONAL TEEPEE

PETER GEBBIE: ADJOINING LANDOWNER

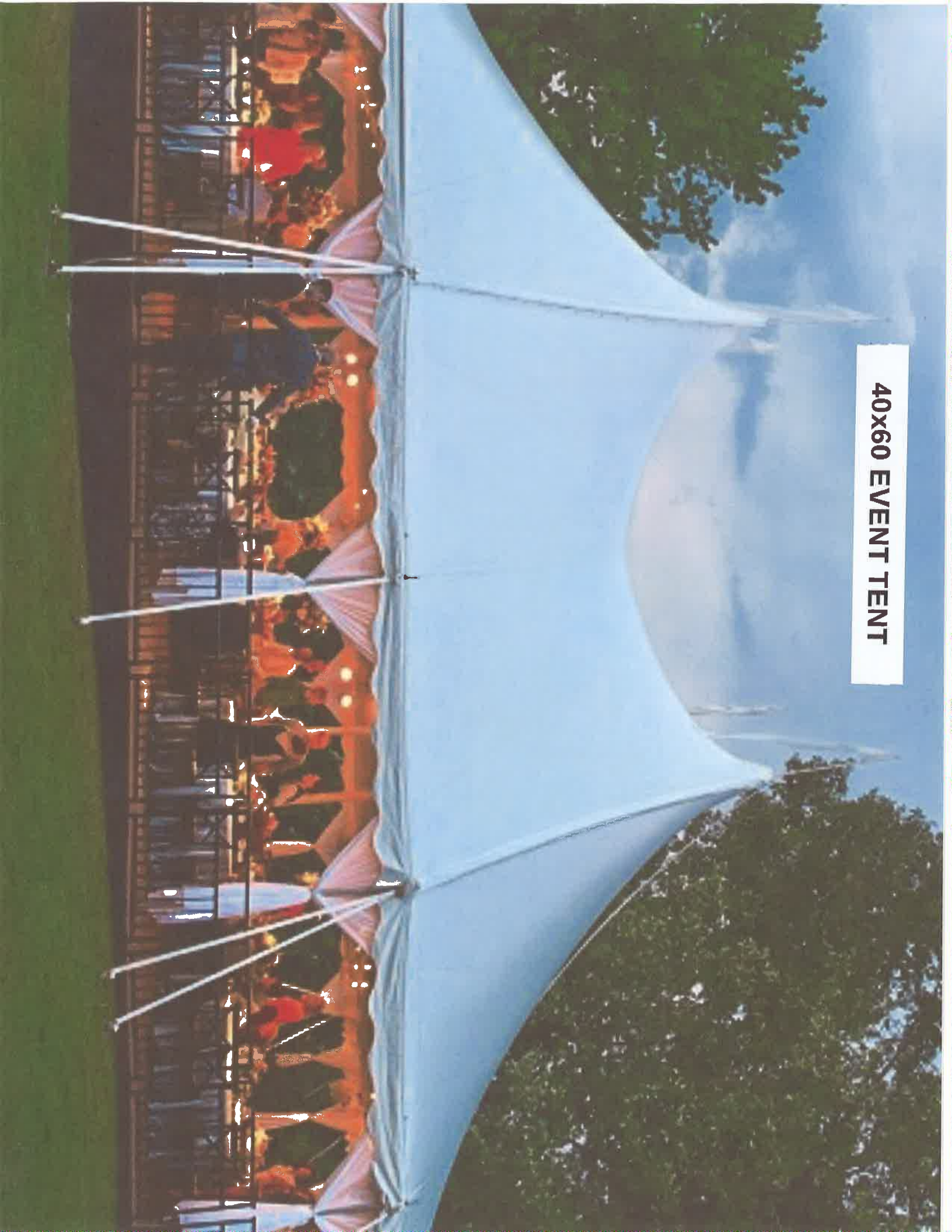
JAMES MURDOCK: ADJOINING LANDOWNER

866 ROCKING ROCK ROAD

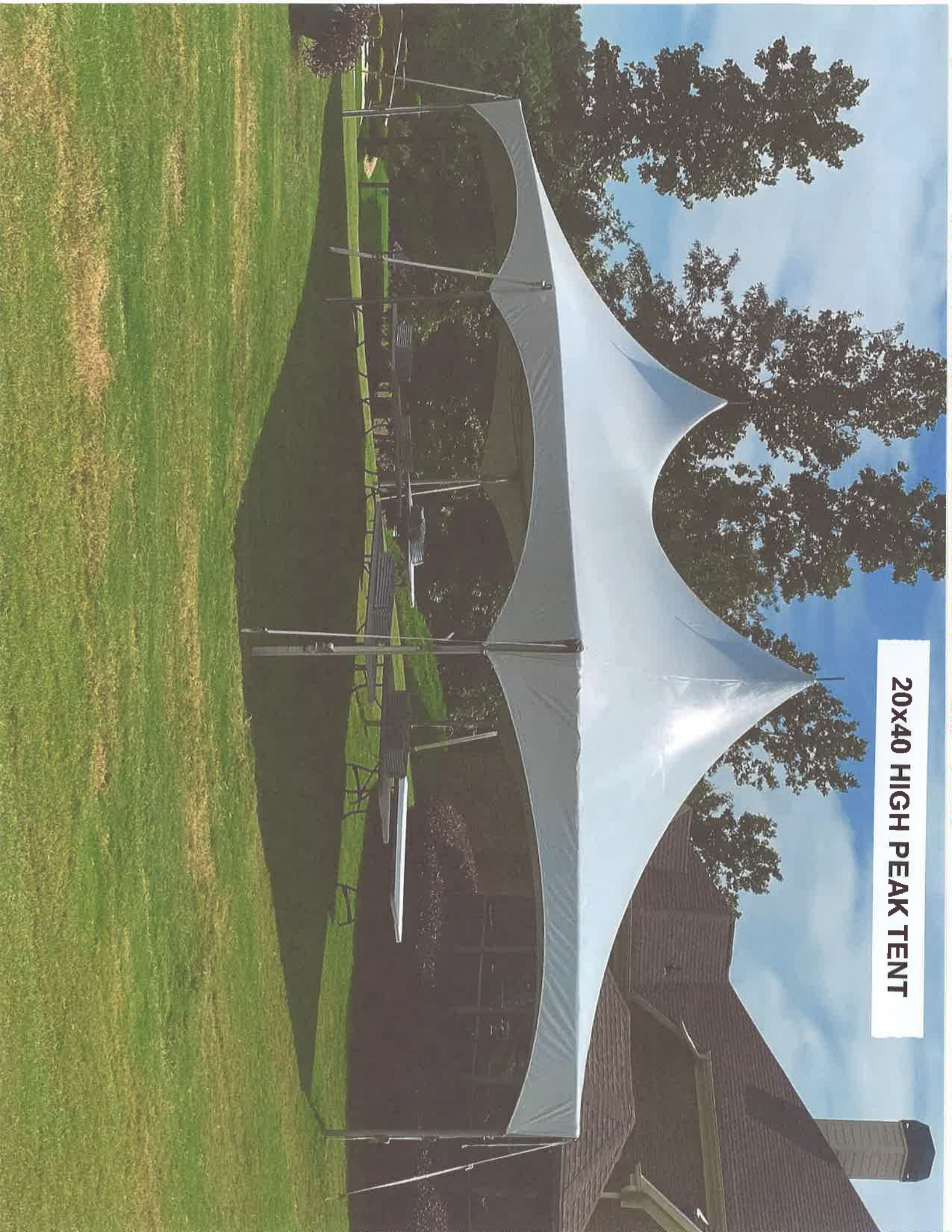
WEDDING/EVENT VENUE



40X60 EVENT TENT



20X40 HIGH PEAK TENT



40x60 TENT SITE



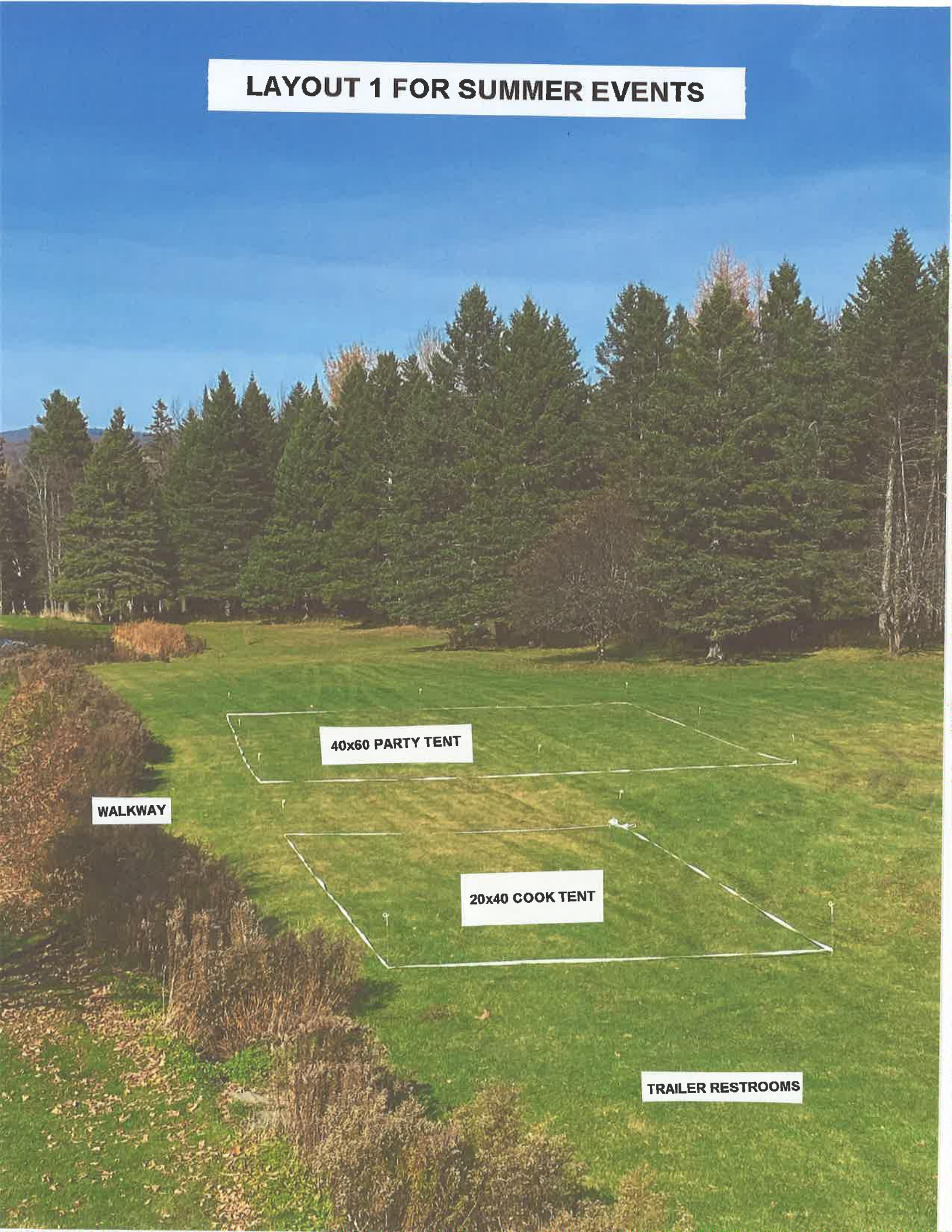
LAYOUT 1 FOR SUMMER EVENTS

WALKWAY

40x60 PARTY TENT

20x40 COOK TENT

TRAILER RESTROOMS



SEASONAL TEEPEE



SEASONAL TEEPEE INTERIOR

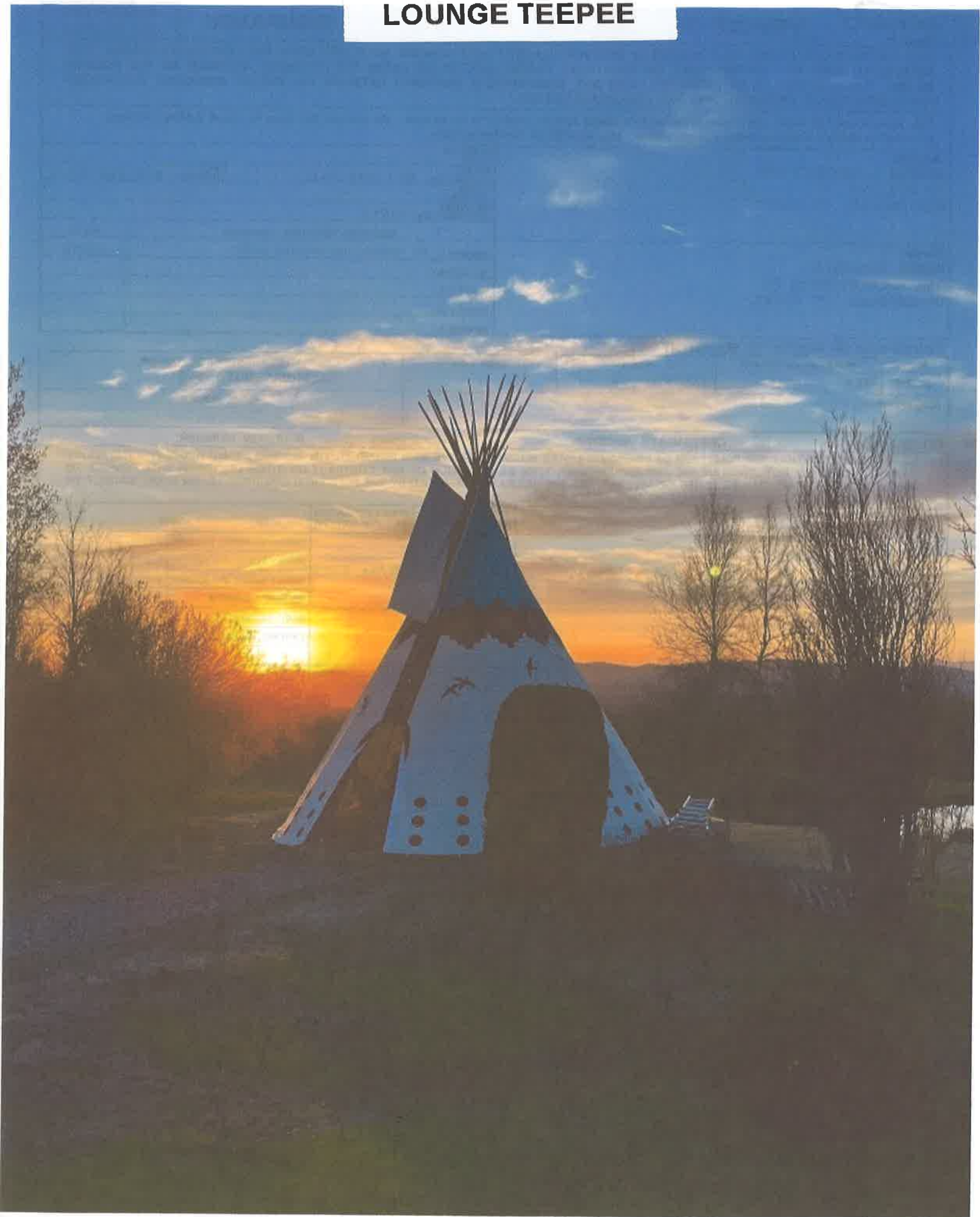


NAOMI & WYNONNA JUDD TOUR BUS



AND BRAD PAISLEY

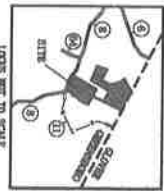
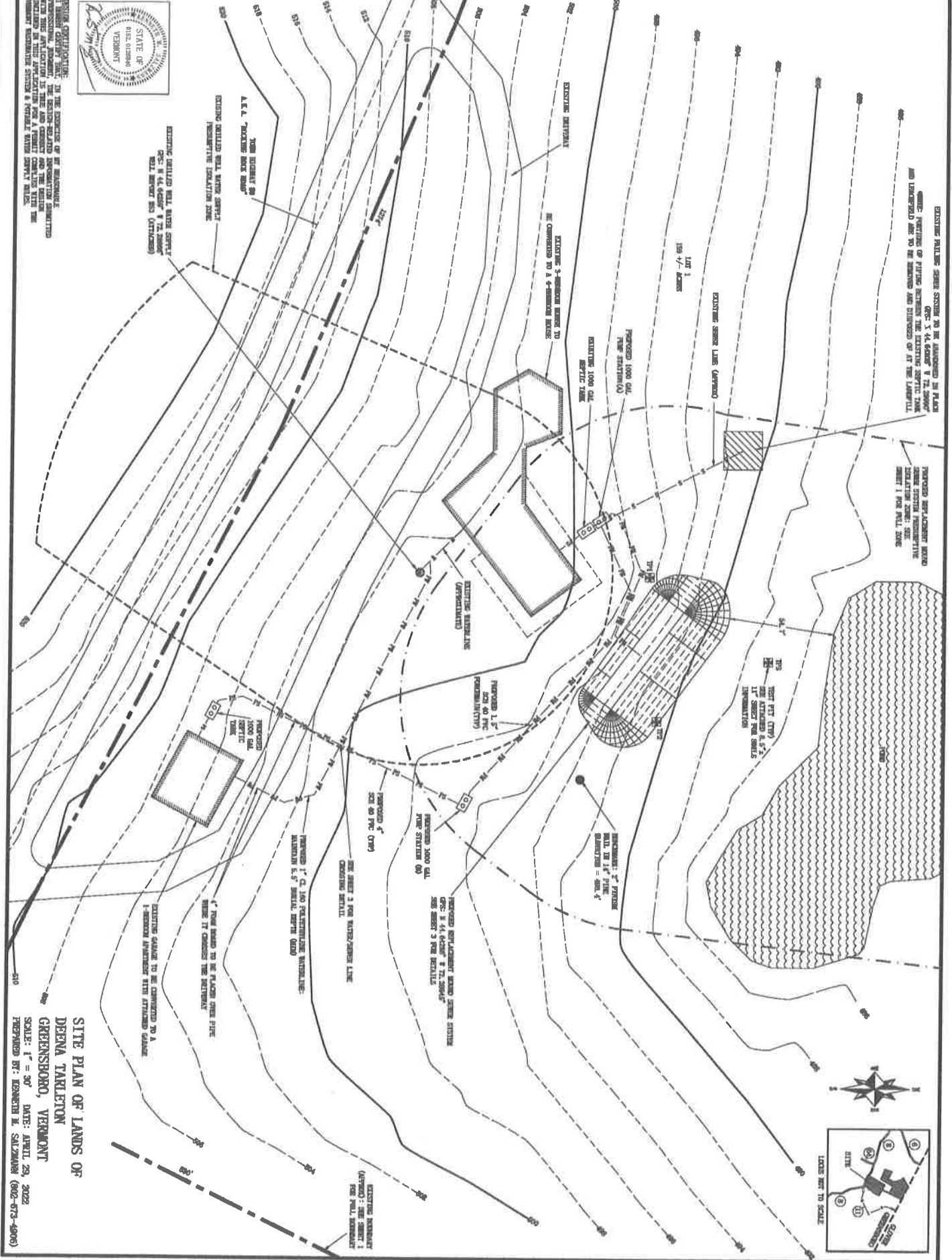
LOUNGE TEEPEE



WATER SOURCE AND SEPTIC



ENGINEER CERTIFICATION: IN THE COURSE OF MY PROFESSIONAL RESPONSIBILITY, I HAVE REVIEWED THE RECORDS AND DRAWINGS WITH THIS APPLICATION AS THEY ARE CURRENT AND THE DESIGN AND CONSTRUCTION OF THIS FACILITY FOR A PERMIT UNDER THE VERMONT WASTE WATER ACT AND VERMONT STATE SEPTIC ACT. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY FOR THE DESIGN OR CONSTRUCTION OF THIS FACILITY.

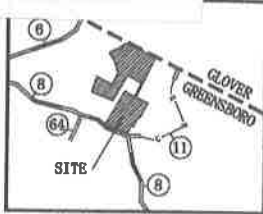


**SITE PLAN OF LANDS OF
DEENA TARELTON
GREENSBORO, VERMONT**

SCALE: 1" = 30'
DATE: APRIL 29, 2022
PREPARED BY: ROBERT M. SALZMAN (602-673-4005)

MAP #2022-25
SHEET 1 OF 3

SITE PLAN



LOCUS NOT TO SCALE

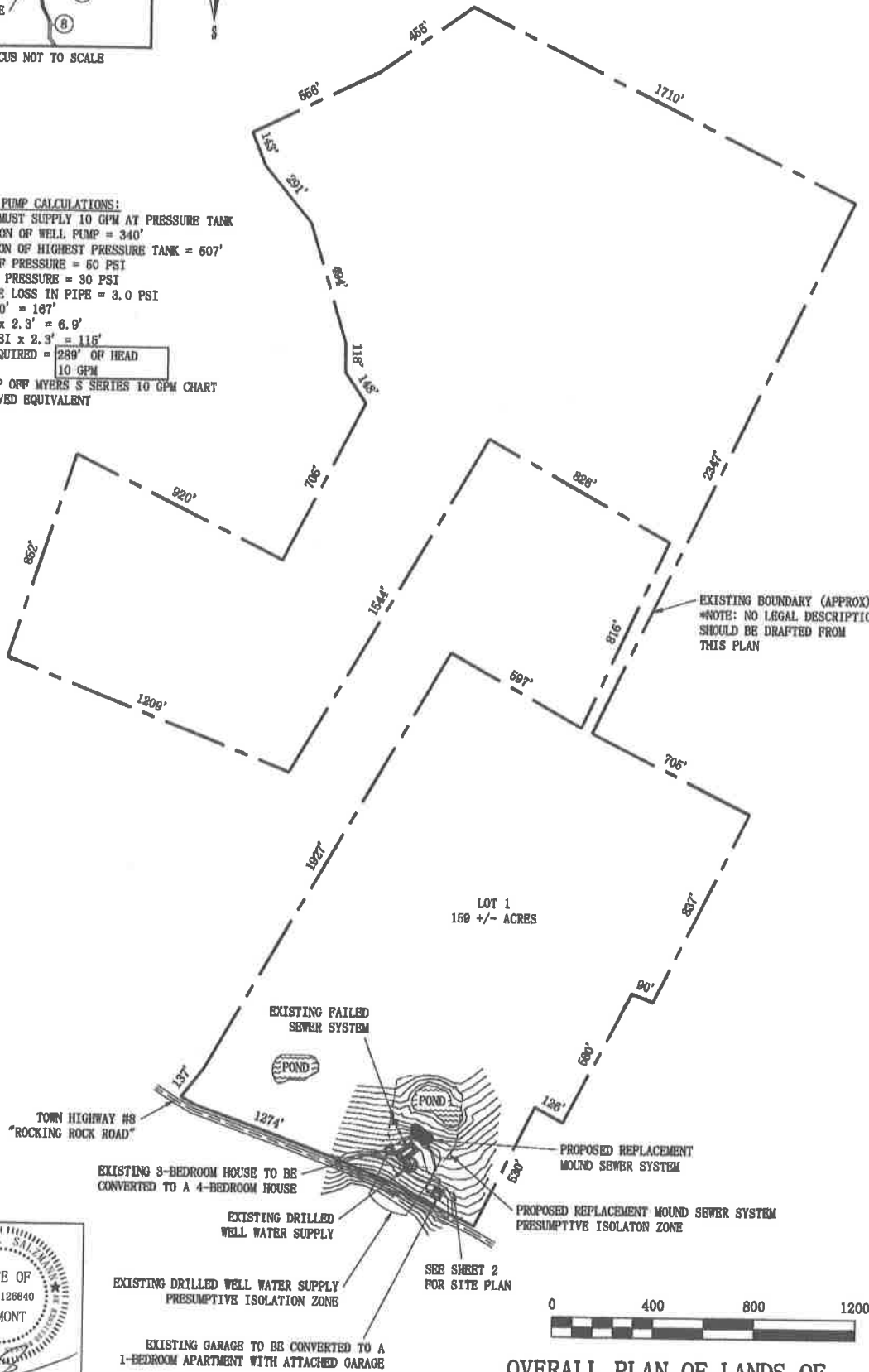


WATER SUPPLY CALCULATIONS
 WELL REPORT #63 (ATTACHED) STATES THAT THE WELL DRILLERS YIELD IS 30 GPM. 1/2 OF THE WELL DRILLERS YIELD IS 15 GPM WHICH IS GREATER THAN THE MINIMUM OF 10 GPM REQUIRED FOR TWO DWELLINGS. THEREFORE, NO STORAGE IS REQUIRED.

WATER SUPPLY - BASIS OF DESIGN
 (FOR EXISTING DRILLED WELL WATER SUPPLY)
 AVERAGE DAY DEMAND: 490 GPD FOR 4 BR HOUSE + 140 GPD FOR 1 BR APARTMENT = 630 GPD TOTAL
 MAX DAY DEMAND: 630/720 = 0.875 GPM
 INSTANTANEOUS PEAK DEMAND: 2 DWELLINGS @ 5 GPM PER DWELLING = 10 GPM

DEEP WELL PUMP CALCULATIONS:

- 1) SYSTEM MUST SUPPLY 10 GPM AT PRESSURE TANK
 - 2) ELEVATION OF WELL PUMP = 340'
 - 3) ELEVATION OF HIGHEST PRESSURE TANK = 607'
 - 4) PUMP OFF PRESSURE = 50 PSI
PUMP ON PRESSURE = 30 PSI
 - 5) PRESSURE LOSS IN PIPE = 3.0 PSI
607 - 340' = 167'
3.0 PSI x 2.3' = 6.9'
MAX 60 PSI x 2.3' = 115'
 - 6) TOTAL REQUIRED = 289' OF HEAD
10 GPM
- 1.5 HP PUMP OFF MYERS S SERIES 10 GPM CHART OR APPROVED EQUIVALENT



TOWN HIGHWAY #8
A.K.A. "ROCKING ROCK ROAD"

EXISTING 3-BEDROOM HOUSE TO BE CONVERTED TO A 4-BEDROOM HOUSE

EXISTING DRILLED WELL WATER SUPPLY

EXISTING DRILLED WELL WATER SUPPLY PRESUMPTIVE ISOLATION ZONE

EXISTING GARAGE TO BE CONVERTED TO A 1-BEDROOM APARTMENT WITH ATTACHED GARAGE

EXISTING FAILED SEWER SYSTEM

PROPOSED REPLACEMENT MOUND SEWER SYSTEM

PROPOSED REPLACEMENT MOUND SEWER SYSTEM PRESUMPTIVE ISOLATION ZONE

SEE SHEET 2 FOR SITE PLAN



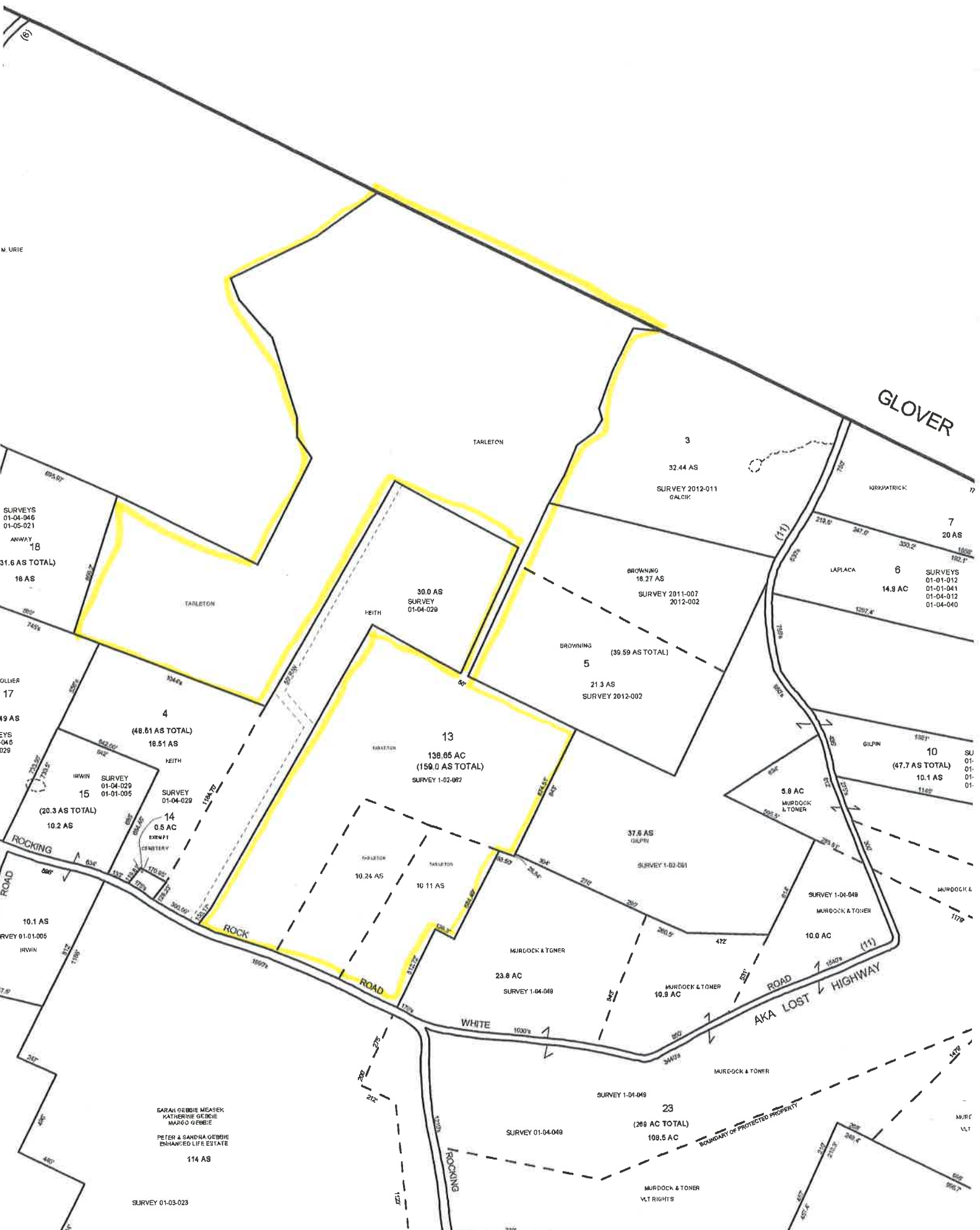
DESIGN CERTIFICATION:

I HEREBY CERTIFY THAT, IN THE EXERCISE OF MY REASONABLE PROFESSIONAL JUDGMENT, THE DESIGN-RELATED INFORMATION SUBMITTED WITH THIS APPLICATION IS TRUE AND CORRECT AND THE DESIGN INCLUDED IN THIS APPLICATION FOR A PERMIT COMPLIES WITH THE VERMONT WASTEWATER SYSTEM & POTABLE WATER SUPPLY RULES.



OVERALL PLAN OF LANDS OF
 DEENA TARLETON
 GREENSBORO, VERMONT

SCALE: 1" = 400' DATE: APRIL 29, 2022
 PREPARED BY: KENNETH M. SALZMANN (802-673-4906)



M. URIE

SURVEYS
01-04-046
01-05-021
ANWAY
18
31.6 AS TOTAL
18 AS

COLLIER
17
49 AS
EYS
-046
-029

IRWIN SURVEY
01-04-029
01-01-005
15
(20.3 AS TOTAL)
10.2 AS

IRWIN SURVEY 01-01-005
10.1 AS

BARAH GEBBIE MCASEK
KATHERINE GEBBIE
MARGO GEBBIE
PETER & SANDRA GEBBIE
ENHANCED LIFE ESTATE
114 AS

SURVEY 01-03-023

TARLETON

3

32.44 AS
SURVEY 2012-011
GALICK

GLOVER

WIRKPATRICK

7

20 AS

6

14.8 AC

SURVEYS
01-01-012
01-01-041
01-04-012
01-04-040

PEITH

30.0 AS
SURVEY 01-04-029

BROWNING

16.27 AS

SURVEY 2011-007
2012-002

BROWNING

(39.59 AS TOTAL)

5

21.3 AS
SURVEY 2012-002

13

138.85 AC
(159.0 AS TOTAL)
SURVEY 1-02-082

10

(47.7 AS TOTAL)
10.1 AS

10.1 AS

11.65'

4

(48.51 AS TOTAL)

16.51 AS

14

0.5 AC
EXEMPT

CENETARY

37.5 AS

GILPIN

SURVEY 1-02-081

5.8 AC

MURDOCK & TONER

10.0 AC

10.0 AC

10.0 AC

10.0 AC

10.0 AC

10.0 AC

10.0 AC

10.0 AC

10.0 AC

10.0 AC

10.0 AC

10.0 AC

10.0 AC

10.0 AC

10.0 AC

10.0 AC

10.0 AC

WHITE

AKA LOST HIGHWAY

ROCKING

BOUNDARY OF PROTECTED PROPERTY

MURDOCK & TONER
VLT RIGHTS

MURDOCK & TONER
VLT